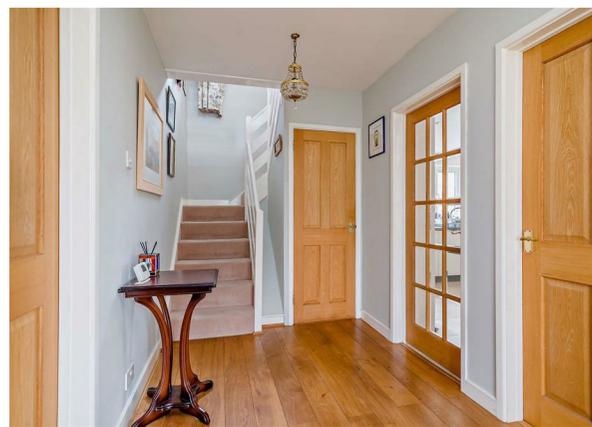


Newland, Coleford, Gloucestershire, GL16 8NJ  
£685,000

  
Open House  
estate agents



# Newland, Coleford, Gloucestershire, GL16 8NJ

£685,000

Council Tax Band: F

Nestled in the charming area of Newland, a beautiful ancient village that lies on the western edge of the Forest of Dean and in the Wye Valley, both areas of outstanding natural beauty, this impressive detached house offers generous living space. Built in 1982, and having been owned by the same family since, the property combines classic design with modern comforts, providing a welcoming atmosphere for its residents.

Upon approach, you will appreciate the ample parking available, ensuring convenience for family and guests. The exterior of the property is well-maintained, reflecting a sense of pride in ownership.

Inside, the spacious layout allows for versatile living arrangements, perfect for entertaining or enjoying quiet family time. The rooms are filled with natural light, creating a warm and inviting environment. The design offers a blend of functionality and style, catering to the needs of contemporary living.

In recent years, the property has undergone extensive modernisation to include an extended contemporary style fitted kitchen- dining room with integrated appliances, roof lantern, underfloor heating and wi-fi controlled heating.

Outside boasts a beautifully landscaped rear garden with mature planting plus a choice of two patio areas, perfect for enjoying the warmer evenings. The brick-built outbuilding would be perfect as a garden office or simply used as a family room. The detached garage benefits from an electric up and over door and EV charging point.

The location itself is particularly appealing, providing a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links. An excellent choice for families or anyone seeking a tranquil lifestyle without sacrificing convenience. Notable, nearby places of interest include the iconic medieval Cathedral of The Forest dating back to the early 1200's, The Ostrich Inn, a charming ancient pub offering some of the best local ales and food plus the market town of Coleford with its independent shops and artisan eateries.

In summary, this detached residence in Newland presents a remarkable opportunity for those looking for a spacious and well-located family home. With its generous parking, ample living space, and charming surroundings, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your own.

## Entrance Hall

Glazed door through from entrance porch, twin ceiling lights, radiator, wooden flooring, stairs to first floor with door to utility area. Doors leading to all primary rooms.

## Living Room

Double glazed window to front aspect, modern style wood burning stove, twin radiators, two wall lights, double glazed doors leading to garden.

## Dining Room

Currently used as a music room. Double glazed window to front aspect, radiator, wood flooring.

## Kitchen-Dining Room

A modern fitted kitchen comprising a comprehensive range of base and wall units with integrated fridge-freezer, dishwasher and oven, square edged work surfaces and matching upstands, Baumatic electric hob with extractor over, sink and drainer unit with mixer tap, LED spotlights. Triple aspect double glazed windows, Bi-fold doors with fitted roller blinds, roof-lantern, radiator, underfloor heating to tiled Mandarin stone flooring,

## Ground Floor Shower-Room

Double glazed windows with Plantation shutters, traditional style column radiator, extractor fan, glazed shower enclosure with inset shower and tiled splashbacks, stylish counter top sink to open storage unit, laminate flooring.

## First Floor Landing

Stairs to first floor landing, double glazed window, access to fully boarded loft with light, panelled doors to:-

## Bedroom One

Front aspect double glazed window, radiator, air conditioning unit, door to:-

## En-Suite Shower Room

Chrome-finish door to shower enclosure, pedestal wash hand basin, tiled walls, radiator.

## Bedroom Two

Front aspect double glazed window, radiator.

## Bedroom Three

Double glazed window overlooking rear garden, radiator.

## Bedroom Four

Currently arranged as an office. Double glazed window to front aspect, radiator.

## Family Bathroom

Twin obscure double glazed windows, traditional style 3 piece bathroom suite comprising close coupled wc, pedestal wash hand basin and panel enclosed bath with telephone style mixer/shower taps and glazed shower screen, tiled to dado wall height, linen cupboard, radiator.





### Rear Garden

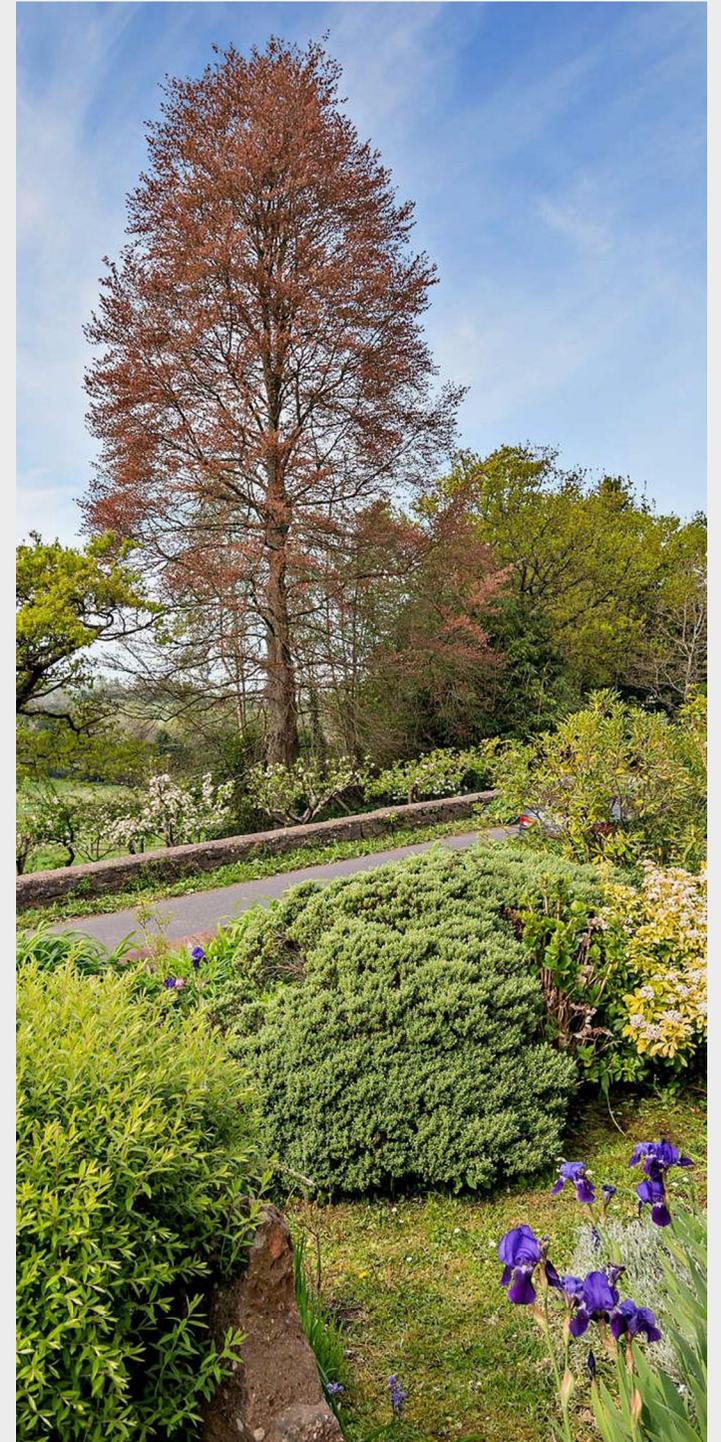
Mature, well stocked lawned gardens to side and rear with a variety of fruit trees and established planting, paved patio area and steps up to a further raised terraced area, gravel pathway leading to office/garden room.

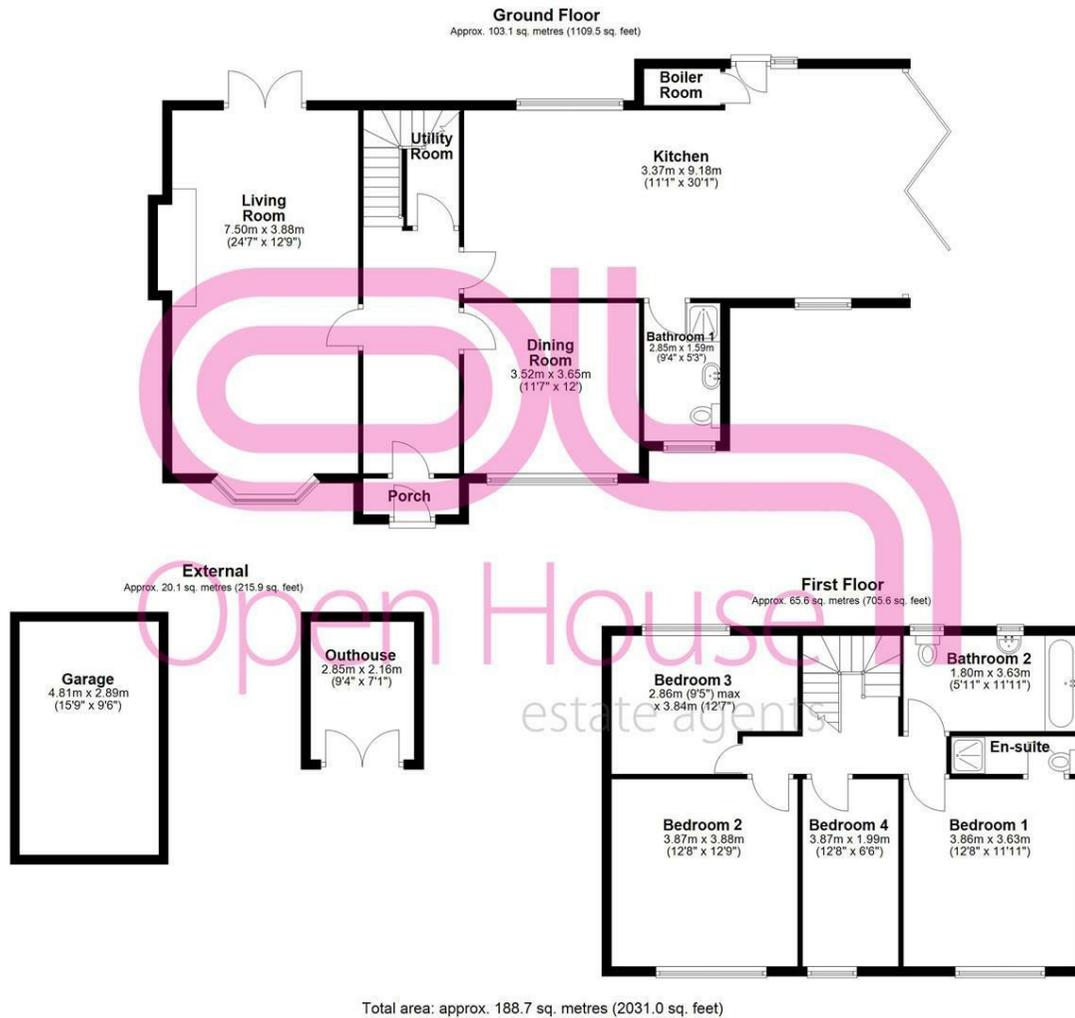
### Garage

Electrically controlled up and over door, electric power points, 7kWh electric vehicle charger, wood storage.

### Agents Note

Please note that Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the vendor is connected to Open House Estate Agents Ltd.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	